



PLEASE TYPE OR PRINT

REAL ESTATE EXCISE TAX AFFIDAVIT
CHAPTER 82.45 RCW - CHAPTER 458-61A WAC

This form is your receipt
when stamped by cashier.

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED
(See back of last page for instructions)

Check box if partial sale of property

If multiple owners, list percentage of ownership next to name.

1 SELLER GRANTOR	Name Christopher P. Kowzan, an unmarried man and Vanessa S. VanDusen, an unmarried woman, who acquired title Christopher P. Kowan and Vanessa S. VanDusen, husband and wife	2 BUYER GRANTEE	Name Daniel R. Nelson, an unmarried man and Barbara J. Kowzan, an unmarried woman
	Mailing Address 16245 NE Boutelle Road		Mailing Address 16245 NE Boutelle Road
	City/State/Zip Battle Ground, WA 98604		City/State/Zip Battle Ground, WA 98604
	Phone No. (including area code) (509) 385-3371		Phone No. (including area code) (509) 863-2974
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee	List all real and personal property tax parcel account numbers - check box if personal property	
Name		226259-000	<input type="checkbox"/>
Mailing Address			<input type="checkbox"/>
City/State/Zip			<input type="checkbox"/>
Phone No. (including area code)			<input type="checkbox"/>
		List assessed value(s)	
			\$259,042.00

4 Street address of property 16245 NE Boutelle Road, Battle Ground, WA 98604

This property is located in ☐ unincorporated _____ County OR within ☒ city of Battle Ground

Check box if any of the listed parcels are being segregated from another parcel, are part of a secondary line adjustment or parcels being merged.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)
See Exhibit A

5 Select Land Use Code(s):
11
enter any additional codes: _____
(See back of last page for instructions)

	YES	NO
Is this property exempt from property tax per chapter 84.36 RCW (nonprofit organization)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
Is this project designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, you must sign on (3) below. The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land does does not qualify for continuance.

DEPUTY ASSESSOR _____ DATE _____

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)
NEW OWNER(S): To continue special valuation as historic property, sign (3) below. If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE

PRINT NAME

7 List all personal property (tangible and intangible included in selling price.

If claiming an exemption, list WAC number and reason for exemption:
WAC No. (Section/Subsection) _____
Reason for exemption _____

Type of Document Statutory Warranty Deed
Date of Document 9/10/2015

Gross Selling Price	214265.00	\$225,000.00
*Personal Property (deduct)		
Exemption Claimed (deduct)		
Taxable Selling Price	214265.00	\$225,000.00
Excise Tax: State	2742.46	\$2,880.00
Local	1071.28	\$1,125.00
*Delinquent Interest: State		
Local		
*Delinquent Penalty		
Subtotal	3818.74	\$4,005.00
*State Technology Fee		\$5.00
*Affidavit Processing Fee		
Total Due	3818.74	\$4,010.00

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS

8	I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.
Signature of Grantor or Grantor's Agent Christopher P. Kowzan	Signature of Grantee or Grantee's Agent Daniel R. Nelson
Name (print) Christopher P. Kowzan	Name (print) Daniel R. Nelson
Date & city of signing: Vancouver, WA 9/17/15	Date & city of signing: Vancouver, WA 9/17/15

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

REV 84 0001a (9/2/11) THIS SPACE - TREASURER'S USE ONLY COUNTY TREASURER

3818.74

see 733592

9/21/15

ST

733591

EXHIBIT "A" LEGAL DESCRIPTION

File No.: 01209-25161

Parcel 1:

Beginning at the Southwest corner of the Northwest quarter of the Northeast quarter of Section 24, Township 4 North, Range 2 East of the Willamette Meridian, Clark County, and running thence East 765 feet; thence Northwesterly 987 feet, more or less, to a point 55 feet East of a point 722 feet North of the point of beginning; thence West 55 feet; thence South 722 feet to the point of beginning.

Except that portion lying within the Right-of-Way of NE Boutelle Road.

Parcel 2:

Beginning at the intersection of the East line of the Northeast quarter of the Northwest quarter of said Section 24, Township 4 North, Range 2 East of the Willamette Meridian, Clark County, with the center line of Boutelle Road; thence South along said East line 336 feet, more or less, to a point that is 430.0 feet North of the Southeast corner of said Northeast quarter of the Northwest quarter; thence North 42°30' West 200 feet; thence North to the centerline of said Boutelle Road; thence Easterly along said center line to the point of beginning.

Except that portion lying within the Right-of-Way of NE Boutelle Road.